



Order Filed on July 30, 2019 by  
Clerk U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY

**McCABE, WEISBERG & CONWAY, LLC**  
By: Alexandra T. Garcia, Esq. (Atty.  
I.D.#ATG4688)  
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**Westmont, NJ 08108**  
**856-858-7080**  
Attorneys for Movant: Home Point Financial  
Corporation

IN re:

Daniel C. Armstrong a/k/a Daniel Armstrong  
Tanesha D. Armstrong  
Debtors

Case No.: 18-26799-JNP

Chapter: 7

Judge: Jerrold N. Poslusny Jr.

**ORDER VACATING STAY**

The relief set forth on the following pages is hereby **ORDERED**

**DATED: July 30, 2019**

A handwritten signature in black ink, appearing to read "Jerrold N. Poslusny, Jr.", is written over a horizontal line. The signature is fluid and cursive.

Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

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Debtors: Daniel C. Armstrong a/k/a Daniel Armstrong and Tanesha D. Armstrong

Case No: 18-26799-JNP

Caption of Order: ORDER VACATING STAY

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Upon the motion of **Home Point Financial Corporation**, or its successors or assignees, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) or appropriate jurisdiction to pursue the movant's rights in the following:

Real property more fully described as:

11 Fox Chase Drive, Blackwood, NJ 08012

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its states court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale, or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its rights to possession of the property

Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this Order on the Debtor, any Trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Daniel C. Armstrong  
 Tanesha D. Armstrong  
 Debtors

Case No. 18-26799-JNP  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Jul 30, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 01, 2019.

db/jdb +Daniel C. Armstrong, Tanesha D. Armstrong, 11 Fox Chase Dr., Blackwood, NJ 08012-4451

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 01, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 30, 2019 at the address(es) listed below:

Alexandra T. Garcia on behalf of Loss Mitigation Homepoint Financial c/o Cenlar NJECFMAIL@nwc-law.com, nj-ecfmail@ecf.courtdrive.com  
 Alexandra T. Garcia on behalf of Creditor Home Point Financial Corporation NJECFMAIL@nwc-law.com, nj-ecfmail@ecf.courtdrive.com  
 Craig Scott Keiser on behalf of Creditor HOME POINT FINANCIAL craig.keiser@law.njoag.gov  
 Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com  
 Joseph Marchand jdmarchand@comcast.net, jmarchand@comcast.net; jmarchand@ecf.axosfs.com  
 Nicholas V. Rogers on behalf of Creditor HOME POINT FINANCIAL nj.bkecf@fedphe.com  
 Rebecca Ann Solarz on behalf of Creditor Toyota Motor Credit Corporation rsolarz@kmllawgroup.com  
 Thomas G. Egner on behalf of Joint Debtor Tanesha D. Armstrong tegner@mcdowelllegal.com, kgresh@mcdowelllegal.com; djamison@mcdowelllegal.com; lwood@mcdowelllegal.com; cgetz@mcdowelllegal.com; mfunk@mcdowelllegal.com; egnertr62202@notify.bestcase.com  
 Thomas G. Egner on behalf of Debtor Daniel C. Armstrong tegner@mcdowelllegal.com, kgresh@mcdowelllegal.com; djamison@mcdowelllegal.com; lwood@mcdowelllegal.com; cgetz@mcdowelllegal.com; mfunk@mcdowelllegal.com; egnertr62202@notify.bestcase.com  
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11